



CUSHMAN &
WAKEFIELD

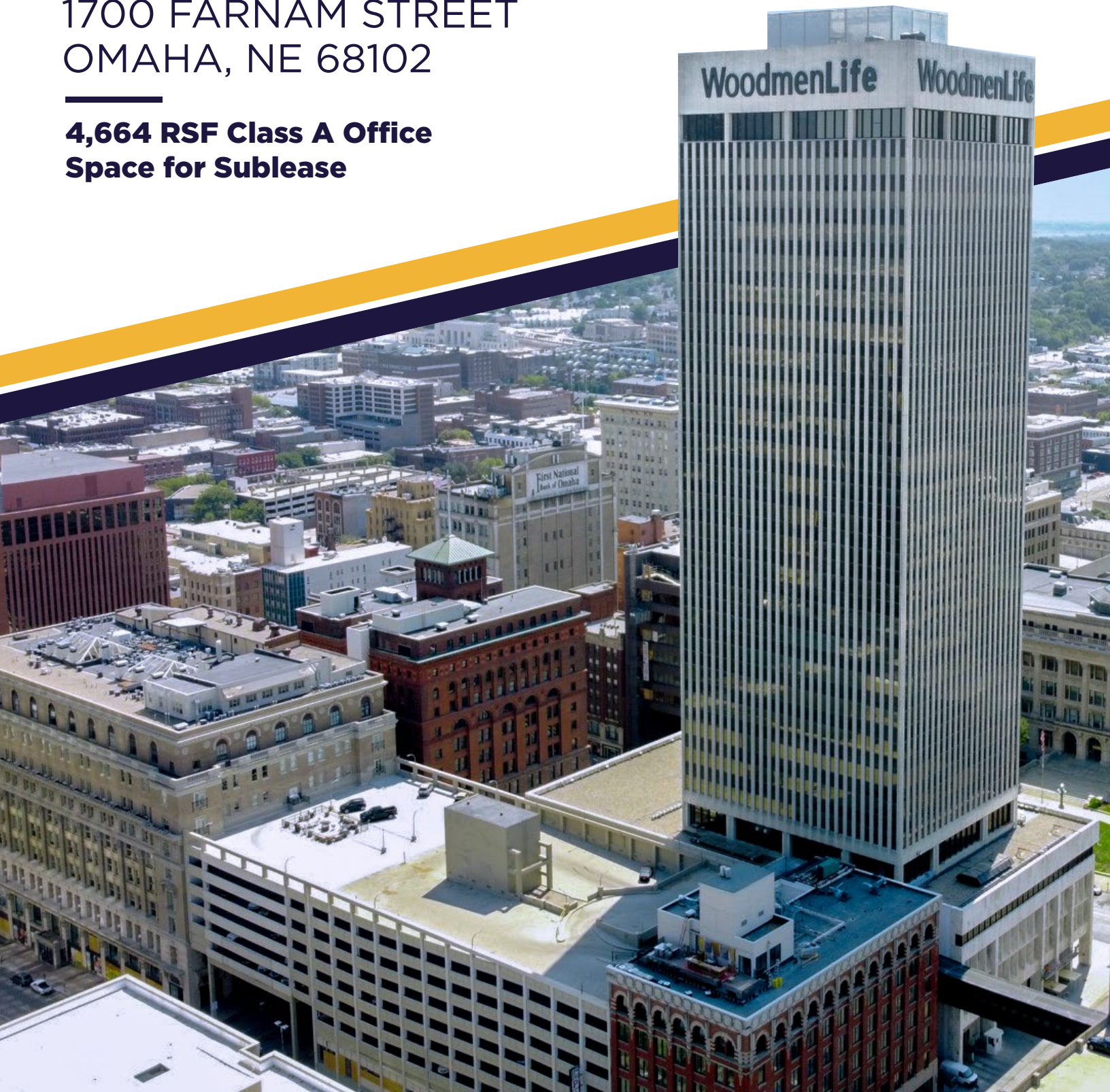
LUND
COMPANY



WOODMEN TOWER

1700 FARNAM STREET
OMAHA, NE 68102

**4,664 RSF Class A Office
Space for Sublease**





PROPERTY HIGHLIGHTS

One of Omaha's landmark buildings with picturesque views from every side. Immediate proximity to the Douglas County courthouse, restaurants, retail, banks and Omaha's Historic Old Market. Building amenities include: 24-hour security staff, covered parking, cafeteria, barber shop, fitness center, on-site property management, storage and state-of-the-art conference rooms available to accommodate 120-240 attendees.

HIGHLIGHTS

Lease Rate	\$21.50 SF (Full Service)	No. of Floors	30
Total Available	4,664 RSF	Total Site Area	0.9 AC
Total Contiguous	4,664 RSF	Zoning	Commercial
Building Size	440,364 SF	Parking	4:1000 SF
Load Factor	15%	Parking Type	Covered
Year Built/Renovated	1968/2020	On-Site Management	Yes

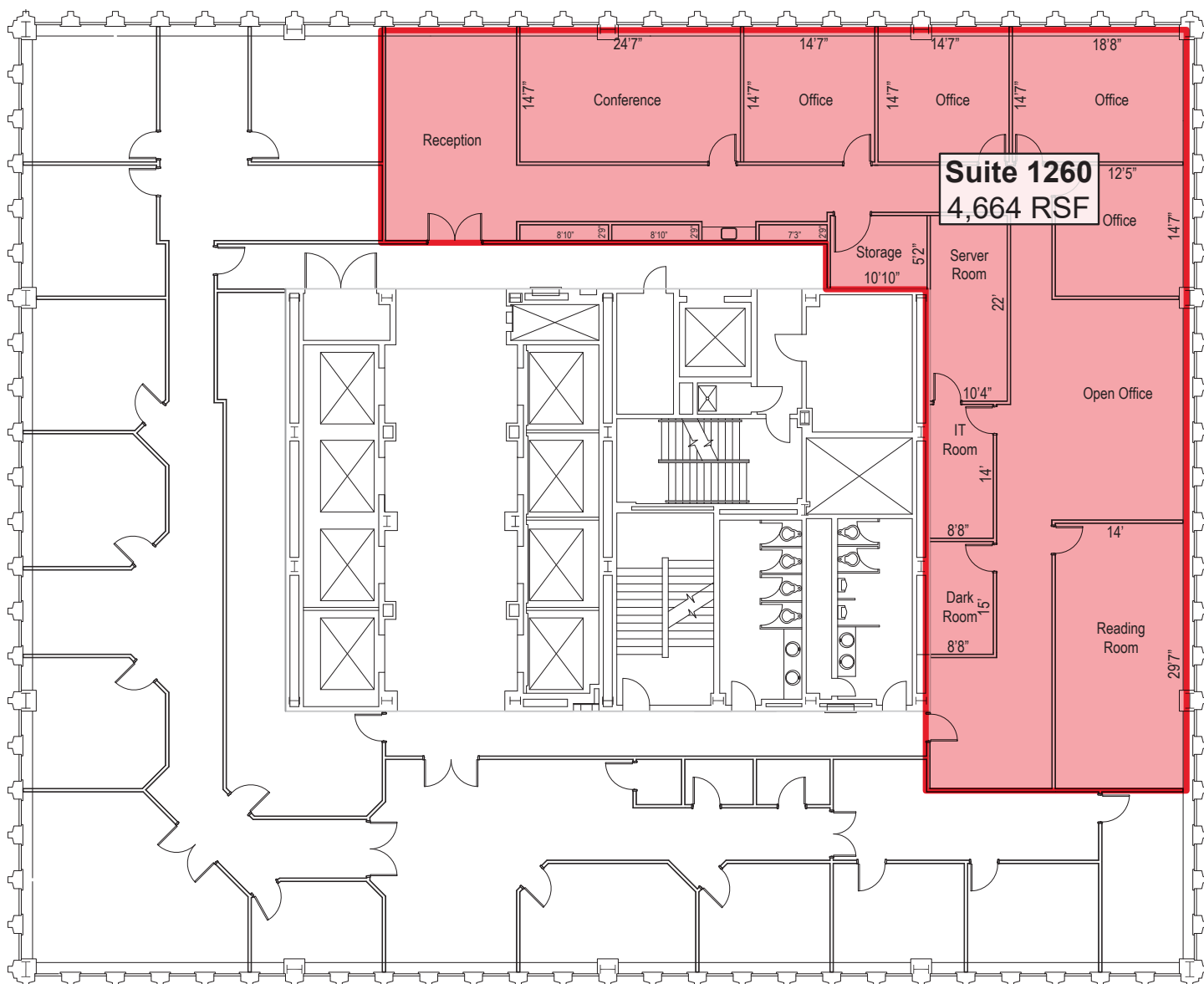
PHOTOS



FLOOR PLAN

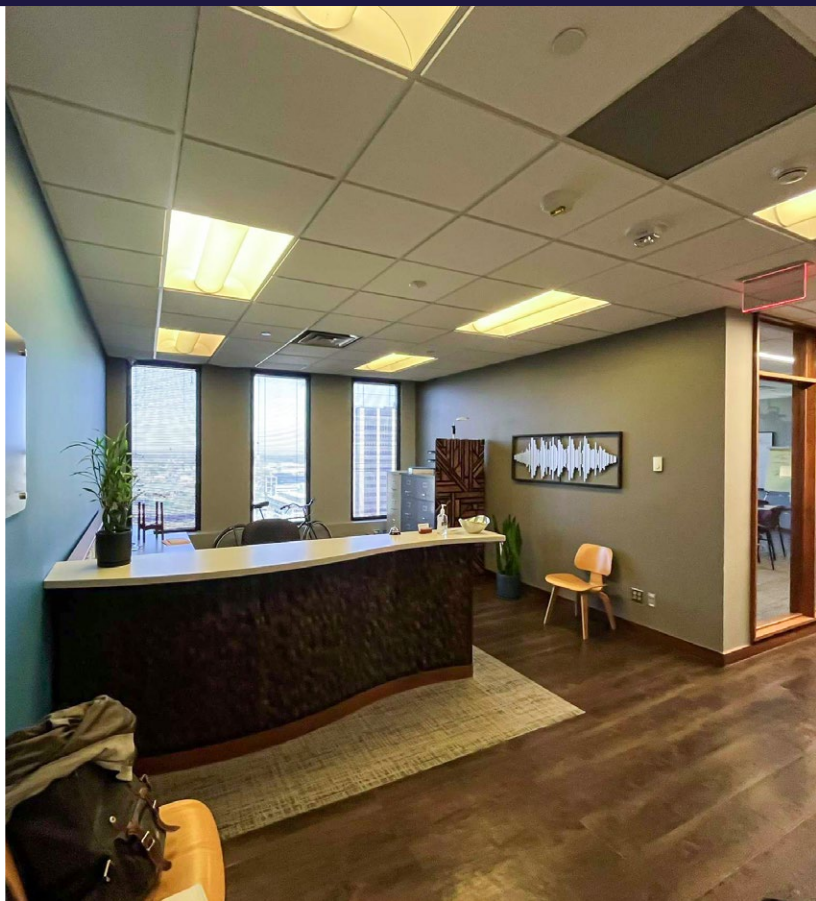
Floor Twelve

4,664 RSF



PHOTOS

SUITE 1260



DOWNTOWN OMAHA MAP



ABOUT OMAHA

Omaha, Nebraska's largest and fastest growing metropolitan area, is centrally located on the western bank of the Missouri River. Established in 1854, the city rapidly expanded after the eastern terminus of the transcontinental railroad was located here in 1863. Continuing this historic pattern of expansion, today Omaha is characterized by a booming, robust, and diverse economy with excellent business opportunities.

Omaha is home to over two dozen insurance headquarters including Mutual of Omaha/United of Omaha, Jefferson Pilot, Pacific Life, World Insurance, Woodmen of the World and Warren Buffett's company, Berkshire Hathaway. Banking serves the region with such money center banks as Wells Fargo and US Bank. A world-class concentration of medical facilities including Clarkson, Bergan Mercy, Methodist and Children's Hospitals, the world-renowned University of Nebraska Medical Center and Lied Transplant Center serve the community. The largest area employer, Offutt Air Force Base, is home to the US Strategic Command Center and is located in Bellevue.

Omaha also houses four Fortune 500 companies: Berkshire Hathaway, Inc. (#5), Union Pacific Railroad (#170), Kiewit (#239) and Mutual of Omaha (#306) and four Fortune 1000 companies: Valmont Industries (#726), Green Plains Renewable Energy (#845), Werner Enterprises (#846) and First National (#871)

WoodmenLife WoodmenLife



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